

FINAL

**Phase I Environmental Site Assessment
Shellhorn Property
Leesburg, Virginia 20175**

Prepared for:

**Loudoun County, Virginia
Department of Parks, Recreation
and Community Services**

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August 2000

Earth Tech Project No. 40854.02

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List of Acronyms

| | |
|---------|--|
| ACM | Asbestos-Containing Materials |
| AST | Aboveground Storage Tank |
| ASTM | American Society for Testing Materials |
| BFI | Browning Ferris Industries |
| CERCLIS | Comprehensive Environmental Response, Compensation and Liability Information System |
| COMAR | Code of Maryland Regulations |
| DNR | Department of Natural Resources |
| ERNS | Emergency Response Notification Systems |
| MMBtu | Million British thermal units |
| NPL | National Priorities List |
| PCB | Polychlorinated Biphenyl |
| PEPCO | Potomac Electric Power Company |
| POTW | Publicly-Owned Treatment Works |
| RCRA | Resource Conservation and Recovery Act |
| SOW | Scope of Work |
| TSCA | Toxic Substances Control Act |
| TSD | Treatment, Storage, or Disposal |
| USEPA | United States Environmental Protection Agency |
| UST | Underground Storage Tank |

Executive Summary

This Phase I Environmental Site Assessment Report of the property located on the east side of Route 643, two miles south of Leesburg, Virginia was prepared by Earth Tech at the request of Loudoun County, Department of Parks, Recreation and Community Services. The property has no address and is known as the Shellhorn Property.

This assessment has revealed no evidence of "recognized environmental conditions" in connection with the property except for the following:

1. Suspected asbestos-containing materials (ACMs) in the 9-inch by 9-inch floor tile in the kitchen of the old farmhouse and transite shingles on the exterior of the farmhouse.
2. Several old 55-gallon drums with unknown contents are located adjacent to the barn and shed.
3. Several junked cars are located in the outer fields.

Sampling and analysis of some materials for asbestos is recommended to assess whether additional ACMs exist in the building. In addition, the contents of the 55-gallon drums should be verified prior to disposal. The junked cars, including batteries and other parts that may contain regulated materials, should be properly disposed.

This report is based upon the Scope of Work and is subject to the Limitations and Restrictions, defined within the Scope. It has been prepared for the use of Loudoun County, Virginia, Department of Parks, Recreation and Community Services. No other person or organization is entitled to rely upon any part of it without the prior written consent of Loudoun County, Virginia. Any of the intended recipients may release all or part(s) of this report to third parties; however, such third party in using or relying on this report agrees that it shall have no legal recourse against Earth Tech or its parent or subsidiaries, and shall indemnify and defend them from and against all claims arising out of or in conjunction with such use or reliance.

1.0 Introduction and Scope of Work

This Phase I Environmental Site Assessment Report of the Shellhorn Property, located approximately 2 miles south of Leesburg, Virginia on the east side of Route 643, was prepared by Earth Tech at the request of Loudoun County, Virginia, Department of Parks, Recreation and Community Services. The purpose of this assessment is to identify potential environmental concerns or environmental liabilities associated with the subject property that could impact the value of the subject property. This is important to Loudoun County, Virginia as a prospective buyer of the subject property.

The Scope of Work (SOW) for this Environmental Site Assessment was agreed to by Loudoun County, Virginia and Earth Tech. The standard professional practices conducted to implement that SOW included a visual inspection of the property by Gail Carter, Project Scientist with Earth Tech on June 9, 2000. A second site visit, following property boundary survey work was conducted by Earth Tech personnel on July 19, 2000. In addition, the following activities were conducted: a drive-by inspection of accessible adjacent parcels; a review of on-site environmental records; a non-intrusive visual survey of the building interior for the presence of suspect asbestos-containing materials (ACM); a computer search of selected Federal and State environmental databases to investigate the possible presence of hazardous substances on or in the vicinity of the property; and a limited evaluation of compliance with certain potentially-applicable environmental laws and regulations.

In general, the SOW has been completed in accordance with the scope and limitations of American Society for Testing Materials (ASTM) Practice E1527-93 for a Phase I Environmental Site Assessment. However, the following items were excluded from the SOW:

- Performing or acquiring a Chain of Title/record of ownership search;
- Evaluating compliance by any present or former owner or operator with laws, regulation, ordinances or codes;
- Confirming the validity of information obtained from others;
- Conducting a formal inspection for the presence of Asbestos-Containing Materials;
- Collecting or analyzing any sample of air, water, soil, flora, fauna, a building material, or any other substance, or making any certification regarding its nature or quality;
- Identifying or listing material suspected to be lead-based paint, biologically active, radioactive, or otherwise hazardous; or
- Evaluating factors that might affect the suitability of the site for any particular purpose or use, such as zoning and other land-use restrictions, geotechnical considerations, or the presence of or proximity to wetlands or other environmentally sensitive areas, endangered species, or culturally or historically important site.

2.0 Property Inspection

A brief description of the property and vicinity and property history is provided below so that the environmental information may be placed in the proper context.

2.1 GENERAL PROPERTY DESCRIPTION

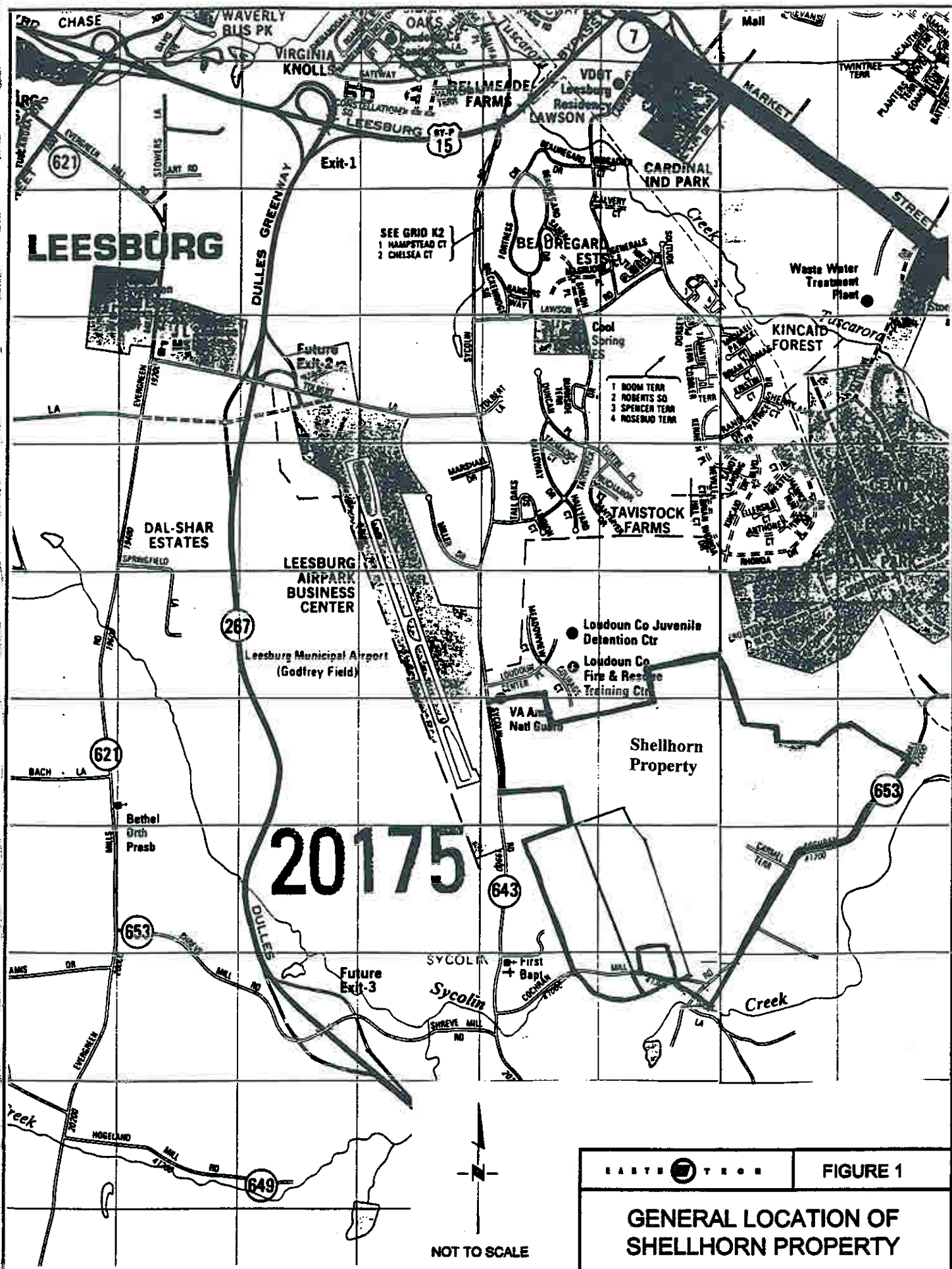
The property occupies approximately 460.35 acres and is situated on the east side of Sycolin Road (Route 643) and north of Cochran Mill Road in Leesburg, Virginia. The property is approximately 2 miles from the Leesburg Bypass. According to title information, the Shellhorn property was privately held until 1996, when it was purchased by the Shellhorn Limited Partnership. The property is currently listed in the land records of Loudoun County in the name of First Baltimore Properties, Inc., a Maryland Corporation. The property is currently leased and is planted with hay. The leasee utilizes the property to graze beef cows. The farmhouse on the property has been abandoned for over thirty years. Figure 1 is a Site Location Map for the Shellhorn property. A boundary survey of the property conducted by Patton Harris Rust & Associates, in July 2000, is provided in Appendix B.

During the Site Visits, the perimeter of the property and adjacent properties were visually surveyed. The farmhouse, barn, shed, and the property immediately adjacent to these structures was observed to the best of the surveyors ability. The property adjacent to the home site is very overgrown and was difficult to transect.

Exterior. The farmhouse is a two-story structure of wood construction with a tin roof. A portion of the exterior of the farmhouse covered with what appeared to be transite shingles. The basement was constructed of cinder block. The barn and shed are also constructed of wood with tin roofs. An old foundation, believed to be a springhouse, was located approximately 100 feet west of the farmhouse. The property immediately adjacent to the home site is overgrown with vegetation and littered with appliances, rusted farm equipment, and debris.

Interior. The interior of the farmhouse is falling apart and scattered with debris. According to information in the Loudoun County Health Department file for this property, the farmhouse appears to have been scheduled for demolition in the late 1960's. The barn, shed, and adjacent yard contain rusted farm equipment and animal feeding and watering containers.

Utilities. At this time there is no electric service to the home site. Virginia Power maintains an easement for overhead high power electric lines which transect the property from the southeast corner to the northeast corner. Colonial Gas also operates a transit gas line that runs through the property adjacent to the electrical power lines (See Boundary Survey in Appendix B). According to file material, there are two septic systems on the property. The original septic system for the farmhouse was installed when the house was constructed. The construction date for the farmhouse was unavailable. The second septic system was installed in 1967, when a house trailer was brought to the property to be used as a dwelling. The house trailer is not currently present on the property. According to file material from the Loudoun County Health Department, there are two water wells on the property, adjacent to the home site. During the site visits, neither of these wells could be located, because of the overgrown vegetation. Information regarding the possible abandonment of these two wells was not available in the file material. A well was located during the second site visit approximately 800 feet southwest of the home site. The well appears to be a monitoring well, and may have been installed in the late 1980's when Loudoun County was considering purchasing the property to be used as a landfill.



2.2 PROPERTY HISTORY

According to title information, the Shellhorn property was privately held by individuals until 1996, when it was purchased by the Shellhorn Limited Partnership. The property as listed in the land records of Loudoun County in the name of First Baltimore Properties, Inc., a Maryland Corporation. The high power electric power line easement right-of-way was granted in 1939 and a gas line easement right-of-way was granted in 1960. Reviews of historical aerial photographs show the property was planted with hay or grasses from approximately 1969 to the present. The farmhouse on the property has not been inhabited since at least the late 1950's or the early 1960's. A house trailer was placed on the property for a time, as a residence in the late 1960's. The house trailer is no longer present on the property. At this time, the property is being leased by a private citizen and the land planted with hay and beef cows are managed in the fields following the mowing of those fields.

2.3 ENVIRONMENTAL CHARACTERISTICS

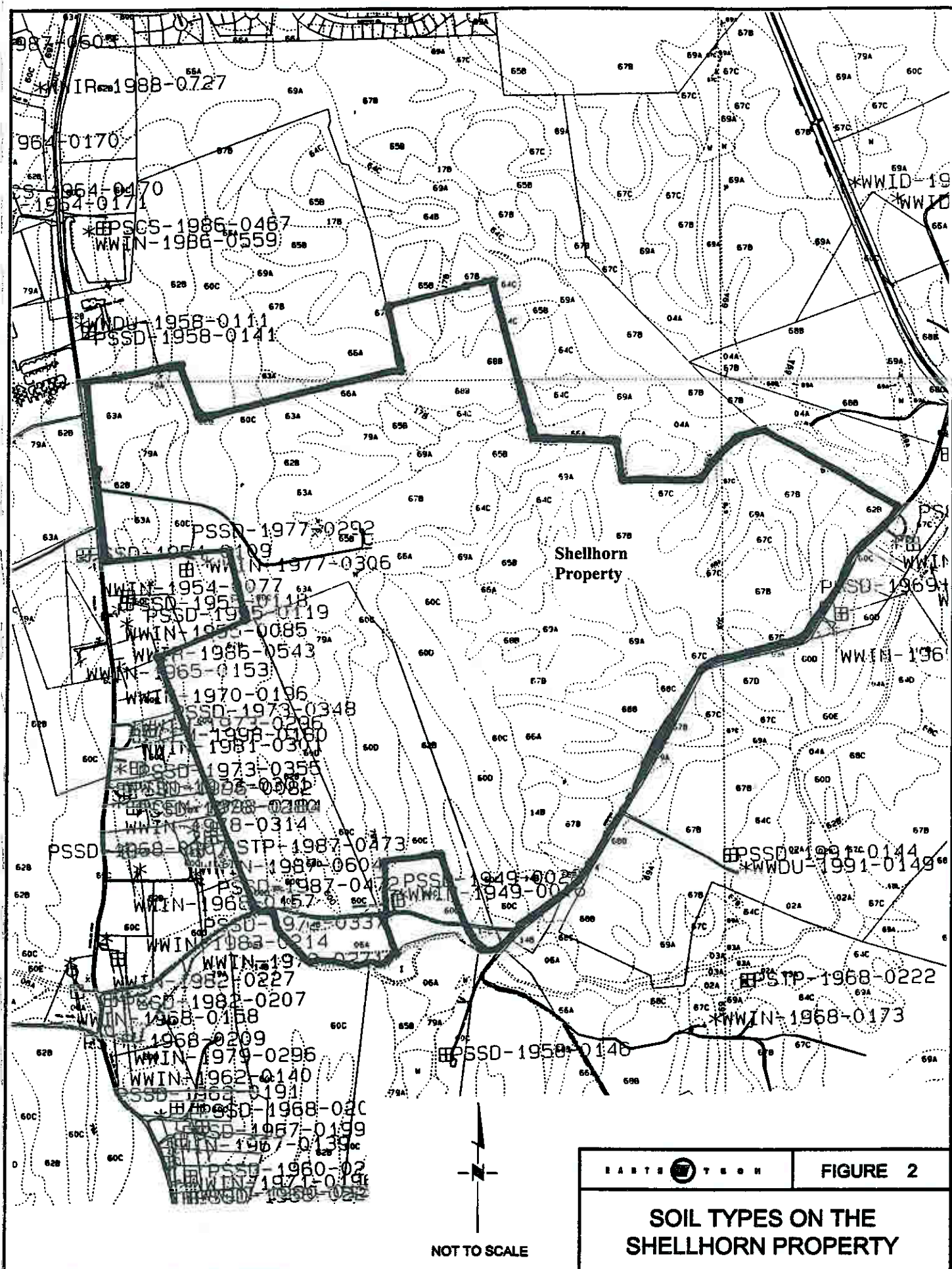
The following sections discuss the various environmental findings and issues as appropriate under each indicated subheading. Conclusions and recommendations are provided, where appropriate.

2.3.1 Soils

The table below shows the soils types on the Shellhorn Property and the soils use capability class.

| Soil Mapping Unit, Number, Name, Slope | Agricultural Forestry & Horticultural USDA Land Use Capability Class |
|---|--|
| 14B-Manassas silt loam (1-8%) | Secondary cropland |
| 17B-Middleburg silt loam (1-7%) | Prime Farmland |
| 60C-Sysoline-Catlett complex (7-15%) | Grassland agriculture |
| 60D-Catlett gravelly silt loam (15-25%) | Grassland agriculture |
| 60E-Catlett-Rock outcrop complex (25-45%) | Forestry and Wildlife |
| 62B-Kelly-Sycoline complex (3-8%) | Secondary cropland |
| 63A-Kelly silt loam (0-3%) | Grassland agriculture |
| 64C-Legore loam (8-15%) | Grassland agriculture |
| 65B-Montalto silty clay loam (3-8%) | Secondary cropland |
| 66A-Waxpool silt loam (0-3%) (Hydric soil) | Grassland agriculture |
| 67B-Haymarket and Jackland soils (3-8%) | Secondary cropland |
| 67C-Haymarket and Jackland soils (8-15%) | Grassland agriculture |
| 68B-Haymarket and Jackland soils, very stony (3-8%) | Forestry and Wildlife |
| 68C-Haymarket and Jackland soils, very stony (8-15%) | Forestry and Wildlife |
| 69A-Elbert silty clay loam (0-3%) ponding (Hydric soil) | Grassland agriculture |
| 79A-Albano silt loam (0-3%) brief ponding (Hydric soil) | Grassland agriculture |

The Shellhorn property is currently planted with hay. Figure 2 shows a map of the soil types on the Shellhorn property.



2.3.2 Groundwater

Groundwater beneath the Shellhorn property follows the contours of the property topography. Groundwater adjacent to the small stream on the property is closer to the ground surface than the groundwater beneath the uplands on the site. There is no information in the available file material on the depth of the two water wells on the property.

2.3.3 Wetlands

The EDR Report in Appendix A has an overview map which includes wetlands on the property per the National Wetlands Inventory map (1994). There is a small, unnamed stream which crosses the property from west to east. Three of the soil types identified on the property are described as hydric soils. Hydric soils are soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part.

2.3.4 Air Emissions

At this time there are no permanent air emission sources on the property. The current leaseholder of the property uses a tractor to harvest hay on the property.

2.3.5 Wastewater/Stormwater and Potable Water

At this time there is no wastewater generated on the property. It is not known if the two private water supply wells, that are supposedly located on the property, are operational. The Town of Leesburg provides water and sewer to the National Guard facility located north and immediately adjacent to the Shellhorn property.

Stormwater from the subject property would be conveyed to a small unnamed stream that transects the property from west to east. This unnamed stream flows to the east and into Sycolin Creek. Sycolin Creek flows into Goose Creek.

2.3.6 Solid Waste (Non-Hazardous)

At this time, no non-hazardous solid waste is generated on-site. There were no indications of improper solid waste handling, storage, or disposal on the subject property. There are several junked cars and rusty farm equipment on the property. The cars are located in the outer fields and are not visible from the farmhouse.

2.3.7 Hazardous and Biohazardous Waste

There currently is no hazardous waste generated on the property. Based on visual surface observations, there is no evidence of hazardous waste spills or disposal on the property. Historical information for the property being a farm, there is a probability that herbicides and pesticides may have been used on the planted crops. Although, based on the above information, there are no indications of hazardous waste concerns on the property.

Biohazardous wastes are not generated on-site.

2.3.8 Hazardous Materials

A 55-gallon drum was observed outside the shed located on the Shellhorn Property. There was no containment for the drum in the event of leaks or spills. The top of the drum was rusted, apparently from exposure to the elements. A spill or leak could result in a potential release to soil. The contents of the drum should be verified prior to disposal. There were several rusted and unlabeled one-gallon containers in the shed that also may contain hazardous materials. The contents of these containers should also be verified prior to disposal.

2.3.9 Underground and Aboveground Storage Tanks

There were no aboveground storage tanks (ASTs) observed on the property or evidence of underground storage tanks (USTs) on the property. There is no evidence of environmental concerns due to ASTs or USTs.

2.3.10 Equipment Containing Polychlorinated Biphenyls

No electrical transformers were observed on the property.

2.3.11 Asbestos-Containing Materials

Suspected ACM was observed at the farmhouse. In the kitchen of the farmhouse, 9-inch by 9-inch floor tile was observed and transite shingles were present on a portion of the farmhouse exterior. Sampling for the possible asbestos content of these materials should be conducted prior to the demolition of the farmhouse.

3.0 Environmental Database Reviews

Databases containing the National Priorities List (NPL), the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List, the Resource Conservation and Recovery Act (RCRA) list of facilities which have notified as hazardous waste generators and treatment, storage, or disposal (TSD) facilities, and other lists of sites of concern were reviewed via a computer search by a commercial service to determine if the property was listed or if any listed facility was nearby. Most of the information in this section has been extracted from the report in Appendix C which describes the results of that search. The database information has been evaluated in conjunction with the results of the property inspection. Except as specifically discussed, listed facilities which were determined not to be actually or potentially upgradient from the property were judged not to represent an environmental concern with respect to the property.

3.1 NPL AND CERCLIS LIST

The property was not on the NPL or CERCLIS List. No facility on the NPL was indicated as being within one mile of the property. No facility on the CERCLIS List was indicated as being within one mile of the property.

3.2 HAZARDOUS WASTE GENERATORS, TSD FACILITIES, AND RCRA CORRECTIVE ACTION SITES

The property was identified as not having filed a RCRA notification as a hazardous waste generator, and no facility within one-fourth mile was identified as having filed a RCRA notification as a small or large quantity generator.

The property was not identified as having filed as a RCRA TSD facility and no facility within one-half mile was identified as having filed as a RCRA TSD facility.

The property was not identified as a facility with RCRA corrective action activity and no facilities within one mile were identified as having RCRA corrective action activity.

The property was not identified as listed on the Maryland list of potential hazard waste sites requiring assessment and/or remediation and no properties within one mile were identified as listed on the same list.

3.3 REGISTERED UST AND LEAKING UST FACILITIES

The property was not identified as having a registered UST on-site or listed on Virginia's list of leaking USTs. Two nearby properties located just over one mile north of the property were listed as having registered USTs. The addresses of these properties were not mapped by EDR, however the location of the two properties is known based on the site visit. One UST is located at the Leesburg Municipal Airport, which is located across Route 643 from the Shellhorn property. The other UST is located at the Route 643 Water Booster Station, located at 301 Sycolin Road, north of the property.

3.4 MISCELLANEOUS DATABASES

The subject property and nearby properties within one mile were not indicated in the Superfund Consent Decree or Superfund Record of Decision databases. The subject property was not indicated as listed in the following federal environmental databases:

- Emergency Response Notification Systems (ERNS);
- Hazardous Material Information Reporting System (spill incidents reported to Department of Transportation);
- Material Licensing Tracking System (sites using or processing radioactive materials subject to licensing requirements);
- Federal Superfund Liens database;
- PCB Activity Database;
- RCRA Administrative Action Tracking System;
- Toxic Chemical Release Inventory System; and
- Toxic Substances Control Act (TSCA) (database identifying manufacturers and importers of TSCA substances).

4.0 Limitations and Restrictions

This assessment was restricted to the SOW as defined herein. No representations or warranties are made concerning the nature or quality of the air, soil, water, building materials, or any other substance on the property, other than the visual observations as stated in this report.

In preparing this report, Earth Tech has relied upon certain verbal information and representations provided by government and property employees, documents provided by the property owner and/or operator, and upon a computer search of government data bases by a firm which provides that service. Except as discussed, Earth Tech did not attempt to independently verify the accuracy or completeness of that information, but did not detect any inconsistency or omission of a nature that might call into question the validity of any of it. To the extent that the conclusions in this report are based in whole or in part on such information, they are contingent on its validity. Earth Tech assumes no responsibility for any consequence arising from any information or condition that was concealed, withheld, misrepresented, or otherwise not fully disclosed or available to Earth Tech.

Within the limitations of the agreed-upon SOW, this assessment has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using the degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, express or implied, is made.

This report has been prepared for the use of Loudoun County, Department of Parks, Recreation, and Community Services. No other person or organization is entitled to rely upon any part of it without the prior written consent of Loudoun County. Any of the intended recipients may release all or part(s) of this report to third parties; however, such third party in using or relying on this report agrees that it shall have no legal recourse against Earth Tech or its parent or subsidiaries, and shall indemnify and defend them from and against all claims arising out of or in conjunction with such use or reliance.

5.0 References

Environmental Data Resources, Inc., the EDR-Radius Map with GeoCheck, for the Shellhorn Property, May 23, 2000.

Historical aerial photographs from Loudoun County Geological and Mapping Department.

Loudoun County Health Department files for the Tax Maps 60-15, 60-34A, and 60-34B.

Interpretive Guide to the Use of the Soils Maps, Loudoun County, Virginia, Updated 2000.

Appendix A

Photographs



Photo 1: The shed located on the Shellhorn Property is in the left foreground and the animal barn is the right background. A 55-gallon drum is located to the right of the light blue hot water heater.



Photo 2: This is a side view of the farmhouse on the Shellhorn Property. The siding on this portion of the house are possibly transite shingles, which may contain asbestos.



Photo 3: The foundation in this photo, is believed to be the foundation of an old springhouse, which was located approximately 100 feet west of the farmhouse.



Photo 4: This is another side of the farmhouse. The portion of the house in the foreground has shingles as the siding and the portion in the background is wood siding. An old clothes dryer is in the foreground.

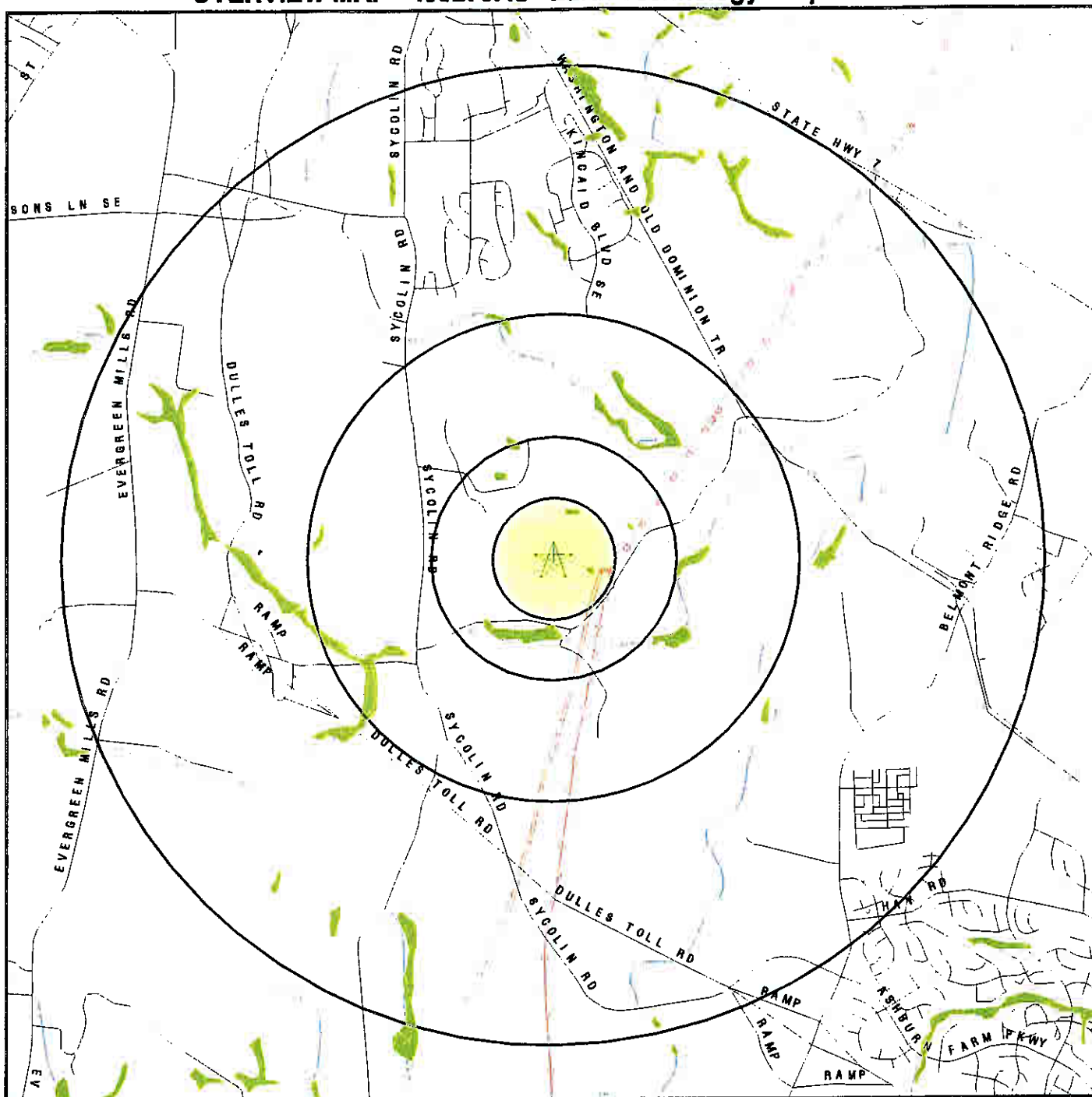


Photo 5: This is the shed on the Shellhorn Property. Old farm equipment is located in the shed. A 55-gallon drum is located to the right of the blue hot water heater.



PHOTO 6: A monitoring Well, approximately 800 feet southwest of the home site.

OVERVIEW MAP - 499270.4s - Earth Technology Corporation

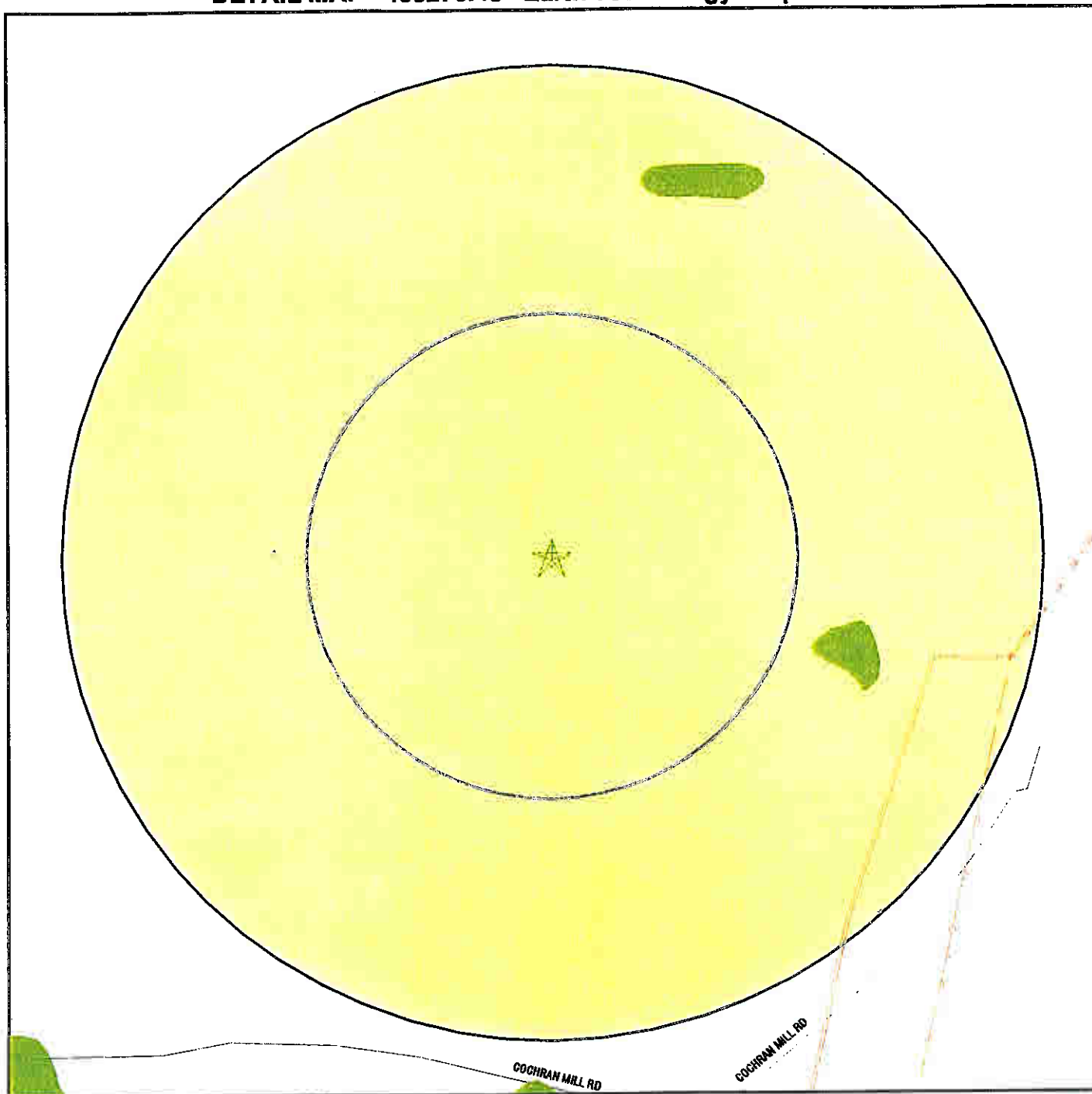


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- National Priority List Sites
- Landfill Sites
- Power transmission lines
- Oil & Gas pipelines
- Wetlands per National Wetlands Inventory (1994)

TARGET PROPERTY: Shellhorn Property
 ADDRESS: Cochran Mill Road
 CITY/STATE/ZIP: Leesburg VA 22075
 LAT/LONG: 39.0662 / 77.5424

CUSTOMER: Earth Technology Corporation
 CONTACT: Gail L. Carter
 INQUIRY #: 499270.4s
 DATE: May 23, 2000 6:48 pm

DETAIL MAP - 499270.4s - Earth Technology Corporation



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- ⚡ Sensitive Receptors
- National Priority List Sites
- Landfill Sites

Power transmission lines
Oil & Gas pipelines
Wetlands per National Wetlands Inventory (1994)

0 1/16 1/8 1/4 Miles

TARGET PROPERTY: Shellhorn Property
ADDRESS: Cochran Mill Road
CITY/STATE/ZIP: Leesburg VA 22075
LAT/LONG: 39.0662 / 77.5424

CUSTOMER: Earth Technology Corporation
CONTACT: Gail L. Carter
INQUIRY #: 499270.4s
DATE: May 23, 2000 6:49 pm

Appendix B

Site Location Map and Property Plot Plan

Appendix C

Environmental Database Search



The EDR-Radius Map with GeoCheck®

**Shellhorn Property
Cochran Mill Road
Leesburg, VA 22075**

Inquiry Number: 499270.4s

May 23, 2000

The Source For Environmental Risk Management Data

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

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GEOCHECK ADDENDUM

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY ADDRESS

COCHRAN MILL ROAD
LEESBURG, VA 22075

TARGET PROPERTY COORDINATES

| | |
|--------------------------------|---------------------------|
| Latitude (North): | 39.066200 - 39° 3' 58.3" |
| Longitude (West): | 77.542400 - 77° 32' 32.6" |
| Universal Transverse Mercator: | Zone 18 |
| UTM X (Meters): | 280033.8 |
| UTM Y (Meters): | 4326991.5 |

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2439077-A5 LEESBURG, VA MD
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-97 search radius around the target property for the following Databases:

FEDERAL ASTM STANDARD

| | |
|---------------|--|
| NPL: | National Priority List |
| Delisted NPL: | NPL Deletions |
| CERCLIS: | Comprehensive Environmental Response, Compensation, and Liability Information System |
| CERC-NFRAP: | Comprehensive Environmental Response, Compensation, and Liability Information System |
| CORRACTS: | Corrective Action Report |
| RCRIS-TSD: | Resource Conservation and Recovery Information System |
| RCRIS-LQG: | Resource Conservation and Recovery Information System |
| RCRIS-SQG: | Resource Conservation and Recovery Information System |
| ERNS: | Emergency Response Notification System |

STATE ASTM STANDARD

| | |
|---------|------------------------------------|
| SHWS: | State Haz. Waste |
| SWF/LF: | Solid Waste Management Facilities |
| LUST: | LUST |
| UST: | Registered Petroleum Storage Tanks |
| Va VRP: | Virginia VRP |

FEDERAL ASTM SUPPLEMENTAL

| | |
|----------|------------------------------------|
| CONSENT: | Superfund (CERCLA) Consent Decrees |
|----------|------------------------------------|

EXECUTIVE SUMMARY

ROD:..... ROD
FINDS:..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS:..... Hazardous Materials Information Reporting System
MLTS:..... Material Licensing Tracking System
MINES:..... Mines Master Index File
NPL Lien:..... NPL Liens
PADS:..... PCB Activity Database System
RAATS:..... RCRA Administrative Action Tracking System
TRIS:..... Toxic Chemical Release Inventory System
TSCA:..... Toxic Substances Control Act

STATE OR LOCAL ASTM SUPPLEMENTAL

AST:..... Registered Petroleum Storage Tanks
VA Spills:..... VA Spills
CEDs:..... CEDS Database

EDR PROPRIETARY DATABASES

Coal Gas:..... Former Manufactured gas (Coal Gas) Sites.

SURROUNDING SITES: DATABASES WITH MAPPED SITES

Unmapped (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

| <u>Site Name</u> | <u>Database(s)</u> |
|--------------------------------------|--------------------|
| OATLANDS PLANTATION | LUST |
| THE MORELANDS | LUST |
| VIRGINIA TRAP ROCK INC | UST,LUST |
| STOKES FARM | LUST |
| LOUDOUN VALLEY HIGH SCHOOL | LUST |
| SABOL'S WELL | LUST |
| RUST PROPERTY | LUST |
| LUCKETTS ELEMENTARY SCHOOL | UST,LUST |
| GROVES GENERAL STORE | UST,LUST |
| PISTON SHOP | LUST |
| DR. BEEHROOZ PROPERTY | LUST |
| JEFFERSON SAVINGS & LOAN | LUST |
| FURNACE MOUNTAIN ONE STOP | UST |
| PHILLIPS ALFRED | UST |
| MRS SABEL | UST |
| PIEDMONT TEXACO | UST |
| LEESBURG CHRISTIAN SCHOOL | UST |
| LEESBURG MUNICIPAL AIRPORT | UST |
| PLANT 1 | UST |
| WILLIAM A. HAZEL, INC | UST |
| EUROPEAN AMERICAN FURNITURE | UST |
| WAS-J | UST |
| HUNTINGTON HARRIS | UST |
| CHRUCHS STORE | UST |
| GRAYSONS REFUSE SERVICE (SHOP) | UST |
| VIRGINIA CONCRETE - LEESBURG PLANT | UST |
| HIGH-UP PROPERTIES; INC | UST |
| TRIANGLE PROPERTY | UST |
| LOUDOUN AUTO REPAIR | UST |
| JERRYS LEESBURG FORD | UST |
| VOCATIONAL INDUSTRIAL CLUBS OF A | UST |
| EXXON S/S #2-4206 | UST |
| CRIDER & SHOCKEY, INC | UST |
| LEESBURG DISTRICT OFFICE | UST |
| AIRPORT PUMPING STATION | UST |
| RT 643 WATER BOOSTER STATION | UST |
| BELL ATLANTIC | UST |
| VDOT - SAINT LOUIS AREA HEADQUARTERS | UST |
| LOUDOUN COUNTY LANFILL | RCRIS-SQG,FINDS |
| SENECA AUTO BODY INC | RCRIS-SQG,FINDS |
| CGST LOUDOUN COMPRESSOR STA | PADS,RCRIS-LQG |
| CGST - LOUDOUN COMPRESSOR STA | FINDS,RCRIS-LQG |

MAP FINDINGS SUMMARY

| Database | Target Property | Search Distance (Miles) | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|--------------------|-------------------------------|-------|-----------|-----------|---------|-----|------------------|
| <u>FEDERAL ASTM STANDARD</u> | | | | | | | | |
| NPL | | 1.500 | 0 | 0 | 0 | 0 | 0 | 0 |
| Delisted NPL | | 1.500 | 0 | 0 | 0 | 0 | 0 | 0 |
| CERCLIS | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CERC-NFRAP | | 0.750 | 0 | 0 | 0 | 0 | NR | 0 |
| CORRACTS | | 1.500 | 0 | 0 | 0 | 0 | 0 | 0 |
| RCRIS-TSD | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| RCRIS Lg. Quan. Gen. | | 0.750 | 0 | 0 | 0 | 0 | NR | 0 |
| RCRIS Sm. Quan. Gen. | | 0.750 | 0 | 0 | 0 | 0 | NR | 0 |
| ERNS | TP | | NR | NR | NR | NR | NR | 0 |
| <u>STATE ASTM STANDARD</u> | | | | | | | | |
| State Haz. Waste | | 1.500 | 0 | 0 | 0 | 0 | 0 | 0 |
| State Landfill | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| LUST | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| UST | | 0.750 | 0 | 0 | 0 | 0 | NR | 0 |
| Virginia VRP | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| <u>FEDERAL ASTM SUPPLEMENTAL</u> | | | | | | | | |
| CONSENT | | 1.500 | 0 | 0 | 0 | 0 | 0 | 0 |
| ROD | | 1.500 | 0 | 0 | 0 | 0 | 0 | 0 |
| FINDS | TP | | NR | NR | NR | NR | NR | 0 |
| HMIRS | TP | | NR | NR | NR | NR | NR | 0 |
| MLTS | TP | | NR | NR | NR | NR | NR | 0 |
| MINES | | 0.750 | 0 | 0 | 0 | 0 | NR | 0 |
| NPL Liens | TP | | NR | NR | NR | NR | NR | 0 |
| PADS | TP | | NR | NR | NR | NR | NR | 0 |
| RAATS | TP | | NR | NR | NR | NR | NR | 0 |
| TRIS | TP | | NR | NR | NR | NR | NR | 0 |
| TSCA | TP | | NR | NR | NR | NR | NR | 0 |
| <u>STATE OR LOCAL ASTM SUPPLEMENTAL</u> | | | | | | | | |
| AST | TP | | NR | NR | NR | NR | NR | 0 |
| VA Spills | TP | | NR | NR | NR | NR | NR | 0 |
| CEDS | TP | | NR | NR | NR | NR | NR | 0 |
| <u>EDR PROPRIETARY DATABASES</u> | | | | | | | | |
| Coal Gas | | 1.500 | 0 | 0 | 0 | 0 | 0 | 0 |
| AQUIFLOW - see EDR Physical Setting Source Addendum | | | | | | | | |

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

| Site | Database(s) | EDR ID Number EPA ID Number |
|------|-------------|--------------------------------|
|------|-------------|--------------------------------|

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

NO SITES FOUND

ORPHAN SUMMARY

| City | EDR ID | Site Name | Site Address | Zip | Database(s) | Facility ID |
|-------------|------------|--------------------------------------|---|-------|------------------|-------------|
| LEESBURG | U003678212 | FURNACE MOUNTAIN ONE STOP | RT 15 N | 22075 | UST | 3000458 |
| LEESBURG | U003681485 | PHILLIPS ALFRED | RT. 15 - SOUTH LEESBURG | 22075 | UST | 3021115 |
| LEESBURG | U003682250 | MRS SABEL | ROUTE 15 & 733 | 22075 | UST | 3025252 |
| LEESBURG | S103915888 | OATLANDS PLANTATION | ROUTE 15 | | LUST | 3900768 |
| LEESBURG | S103915960 | THE MORELANDS | ROUTE 15 | | LUST | 3900769 |
| LEESBURG | U003679544 | PIEDMONT TEXACO | RT. 15; 3 MI. S. OF LEESBURG | 22075 | UST | 3008102 |
| LEESBURG | 1000837700 | LOUDOUN COUNTY LANFILL | RT 621 EVERGREEN MILLS RD | 22075 | RCRIS-SQG, FINDS | |
| LEESBURG | U003678854 | LEESBURG CHRISTIAN SCHOOL | ROUTE 621 | 22075 | UST | 3004080 |
| LEESBURG | U003678829 | LEESBURG MUNICIPAL AIRPORT | ROUTE 643 | 22075 | UST | 3003041 |
| LEESBURG | U003678206 | PLANT 1 | ROUTE 653 | 22075 | UST | 3000426 |
| LEESBURG | U003678243 | VIRGINIA TRAP ROCK INC | RT. 653 | 22075 | UST, LUST | 3000701 |
| LEESBURG | U003681693 | WILLIAM A. HAZEL, INC | RT 653 | 22075 | UST | 3022416 |
| LEESBURG | 1000200729 | SENECA AUTO BODY INC | RTE 7 EAST | 22075 | RCRIS-SQG, FINDS | |
| LEESBURG | U003679426 | EUROPEAN AMERICAN FURNITURE | RTE. 7 | 22075 | UST | 3007402 |
| LEESBURG | S103915543 | STOKES FARM | ROUTE 7 | | LUST | 3900823 |
| LEESBURG | S103771597 | LOUDOUN VALLEY HIGH SCHOOL | ROUTE 722/N. OF ROUTE 7 | | LUST | 3008374 |
| LEESBURG | S103457734 | SABOL'S WELL | ROUTE 733 | | LUST | 3025252 |
| LEESBURG | U003681474 | WAS-J | RT. 771 | 22075 | UST | 3021051 |
| LEESBURG | U003678628 | HUNTINGTON HARRIS | ROUTE 773 | 22075 | UST | 3003037 |
| LEESBURG | 1000809697 | CGST LOUDOUN COMPRESSOR STA | RT 860 2 MI N OF US RT 50 | 22075 | PADS, RCRIS-LOG | |
| LEESBURG | 1001114195 | CGST - LOUDOUN COMPRESSOR STA | RT 860 2 MI N OF US RT 50 | 22075 | FINDS, RCRIS-LOG | |
| LEESBURG | U003681605 | CHRUCHS STORE | ROUTE 860 | 22075 | UST | 3021934 |
| LEESBURG | U003680427 | GRAYSONS REFUSE SERVICE (SHOP) | RT 862 | 22075 | UST | 3013341 |
| LEESBURG | U003678551 | VIRGINIA CONCRETE - LEESBURG PLANT | BELMONT RIDGE ROAD-RT 659 & BUILDERS LANE | 22075 | UST | 3002608 |
| LEESBURG | S103915941 | RUST PROPERTY | PO BOX 1378 | | LUST | |
| LEESBURG | U003679581 | LUCKETTS ELEMENTARY SCHOOL | 14550 JAMES MADISON HIGHWAY | 22075 | UST, LUST | 3008369 |
| LEESBURG | U003679677 | HIGH-UP PROPERTIES, INC | 13232 JAMES MONROE HWY-RT15 & 6 | 22075 | UST | 3008909 |
| LEESBURG | U003682428 | GROVES GENERAL STORE | 12810 JAMES MADISON HIGHWAY | 22075 | UST, LUST | 3026151 |
| LEESBURG | S103458898 | PISTON SHOP | LEESBURG AIRPORT | | LUST | 3003041 |
| LEESBURG | S103771548 | DR. BEEHROOZ PROPERTY | 245 LOUDOUN ST | | LUST | 3009087 |
| LEESBURG | U003679170 | TRIANGLE PROPERTY | 220 LOUDOUN STREET | 22075 | UST | 3005711 |
| LEESBURG | U003679733 | LOUDOUN AUTO REPAIR | 245 LOUDOUN ST. | 22075 | UST | 3009087 |
| LEESBURG | S103458781 | JEFFERSON SAVINGS & LOAN | 220 EAST LOUDOUN ST | | LUST | |
| LEESBURG | U003678515 | JERRY'S LEESBURG FORD | 847 E. MARKET STREET - RT 7 E | 22075 | UST | 3002371 |
| LEESBURG | U003680004 | VOCATIONAL INDUSTRIAL CLUBS OF A | 9 MI. NORTH ON ROUTE 15 | 22075 | UST | 3010361 |
| LEESBURG | U003679892 | EXXON S/S #2-4206 | US RT. 15 | 22075 | UST | 3009832 |
| LEESBURG | U003678801 | CRIDER & SHOCKEY, INC | SR | 22075 | UST | 3003869 |
| LEESBURG | U003680325 | LEESBURG DISTRICT OFFICE | SYCOLIN RD. | 22075 | UST | 3012689 |
| LEESBURG | U003681222 | AIRPORT PUMPING STATION | SYCOLIN ROAD, SE | 22075 | UST | 3019252 |
| LEESBURG | U003681779 | RT 643 WATER BOOSTER STATION | 301 SYCOLIN ROAD - RT 643 (AIRPORT RD) | 22075 | UST | 3023359 |
| ROCK HILL | U003679115 | BELL ATLANTIC | RT. 627 & 644 | 22075 | UST | 3005436 |
| SAINT LOUIS | U003681259 | VDOT - SAINT LOUIS AREA HEADQUARTERS | 22025 SAINT LOUIS ROAD - RT 611 | 22075 | UST | 3019529 |

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 02/04/00

Date Made Active at EDR: 03/15/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/07/00

Elapsed ASTM days: 37

Date of Last EDR Contact: 02/07/00

DELISTED NPL: NPL Deletions

Source: EPA

Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 11/08/99

Date Made Active at EDR: 03/15/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/07/00

Elapsed ASTM days: 37

Date of Last EDR Contact: 02/08/00

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/14/00

Date Made Active at EDR: 03/15/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/02/00

Elapsed ASTM days: 13

Date of Last EDR Contact: 02/28/00

CERCLIS-NFRAP: No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 02/14/00

Date Made Active at EDR: 03/15/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/02/00

Elapsed ASTM days: 13

Date of Last EDR Contact: 02/28/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/07/99

Date Made Active at EDR: 10/28/99

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/13/99

Elapsed ASTM days: 45

Date of Last EDR Contact: 03/13/00

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 12/22/99

Date Made Active at EDR: 03/23/00

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/07/00

Elapsed ASTM days: 76

Date of Last EDR Contact: 03/01/00

ERNS: Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 01/06/00

Date Made Active at EDR: 02/08/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/31/00

Elapsed ASTM days: 8

Date of Last EDR Contact: 01/31/00

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/97

Database Release Frequency: Biennially

Date of Last EDR Contact: 12/20/99

Date of Next Scheduled EDR Contact: 03/20/00

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: Varies

Database Release Frequency: Varies

Date of Last EDR Contact: Varies

Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: NTIS

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/31/99

Database Release Frequency: Annually

Date of Last EDR Contact: 04/10/00

Date of Next Scheduled EDR Contact: 07/10/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA

Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/13/99
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/29/00
Date of Next Scheduled EDR Contact: 07/10/00

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4526

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/30/99
Database Release Frequency: Annually

Date of Last EDR Contact: 03/15/00
Date of Next Scheduled EDR Contact: 04/24/00

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/29/99
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/10/00
Date of Next Scheduled EDR Contact: 07/10/00

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959

Date of Government Version: 08/01/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/03/00
Date of Next Scheduled EDR Contact: 07/03/00

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/24/00
Date of Next Scheduled EDR Contact: 05/22/00

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-260-3936

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/01/99
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/16/00
Date of Next Scheduled EDR Contact: 05/15/00

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/13/00
Date of Next Scheduled EDR Contact: 06/12/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/97

Database Release Frequency: Annually

Date of Last EDR Contact: 03/27/00

Date of Next Scheduled EDR Contact: 06/26/00

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-1444

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/94

Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 01/03/00

Date of Next Scheduled EDR Contact: 04/24/00

STATE OF VIRGINIA ASTM STANDARD RECORDS

SHWS: CERCLIS

Source: EPA

Telephone: 703-413-0223

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 08/26/99

Date Made Active at EDR: 11/11/99

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/30/99

Elapsed ASTM days: 73

Date of Last EDR Contact: 01/24/00

LF: Solid Waste Management Facilities

Source: Department of Environmental Quality

Telephone: 804-698-4238

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/16/00

Date Made Active at EDR: 04/24/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/16/00

Elapsed ASTM days: 39

Date of Last EDR Contact: 03/13/00

UST: Registered Petroleum Storage Tanks

Source: Department of Environmental Quality

Telephone: 804-527-5249

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/22/99

Date Made Active at EDR: 11/16/99

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/27/99

Elapsed ASTM days: 50

Date of Last EDR Contact: 04/05/00

VRP: Voluntary Remediation Program

Source: Department of Environmental Quality

Telephone: 804-698-4232

The Voluntary Cleanup Program encourages owners of elected contaminated sites to take the initiative and conduct voluntary cleanups that meet state environmental standards.

Date of Government Version: 01/11/00

Date Made Active at EDR: 03/20/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 02/23/00

Elapsed ASTM days: 26

Date of Last EDR Contact: 02/02/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF VIRGINIA ASTM SUPPLEMENTAL RECORDS

AST: Registered Petroleum Storage Tanks

Source: Department of Environmental Quality

Telephone: 804-698-4317

Registered Aboveground Storage Tanks.

Date of Government Version: 09/22/99

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/05/00

Date of Next Scheduled EDR Contact: 07/03/00

SPILLS: Pollution Complaint Database

Source: Department of Environmental Quality

Telephone: 804-527-5200

Pollution Complaints Database. The pollution reports contained in the PC database include the initial release reporting of Leaking Underground Storage Tanks and all other releases of petroleum to the environment as well as releases to state waters. The database is current through 12/1/93. Since that time, all spill and pollution reporting information has been collected and tracked through the DEQ regional offices.

Date of Government Version: 06/01/96

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/25/96

Date of Next Scheduled EDR Contact: N/A

CEDS: Comprehensive Environmental Data System

Source: Department of Environmental Quality

Telephone: 804-698-4077

Virginia Water Protection Permits, Virginia Pollution Discharge System (point discharge) permits and Virginia

Pollution Abatement (no point discharge) permits.

Date of Government Version: 01/10/00

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/10/00

Date of Next Scheduled EDR Contact: 07/10/00

Department of Environmental Quality (DEQ) LUST Records

LUST REG NO: LUST Tracking Database

Source: Department of Environmental Quality Northern Regional Office

Telephone: 703-490-8922

Date of Government Version: 02/03/00

Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/03/00

Date of Next Scheduled EDR Contact: 07/03/00

LUST REG PD: LUST Sites

Source: Department of Environmental Quality Piedmont Regional Office

Telephone: 804-527-5020

Date of Government Version: 12/14/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/03/00

Date of Next Scheduled EDR Contact: 06/05/00

LUST REG SW: LUST Database

Source: Department of Environmental Quality Southwest Regional Office

Telephone: 504-676-5507

Date of Government Version: 02/02/00

Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/03/00

Date of Next Scheduled EDR Contact: 07/03/00

LUST REG TD: LUST Sites

Source: Department of Environmental Quality Tidewater Regional Office

Telephone: 757-518-2199

Date of Government Version: 02/01/00

Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/03/00

Date of Next Scheduled EDR Contact: 07/03/00

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG VA: LUST List

Source: Department of Environmental Quality Valley Regional Office
Telephone: 540-574-7800

Date of Government Version: 01/15/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/03/00
Date of Next Scheduled EDR Contact: 07/03/00

LUST REG WC: LUST List

Source: Department of Environmental Quality West Central Regional Office
Telephone: 540-562-6700

Date of Government Version: 01/03/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/03/00
Date of Next Scheduled EDR Contact: 07/03/00

EDR PROPRIETARY DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

HISTORICAL AND OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in March 1997 from the U.S. Fish and Wildlife Service.

Water Dams: National Inventory of Dams

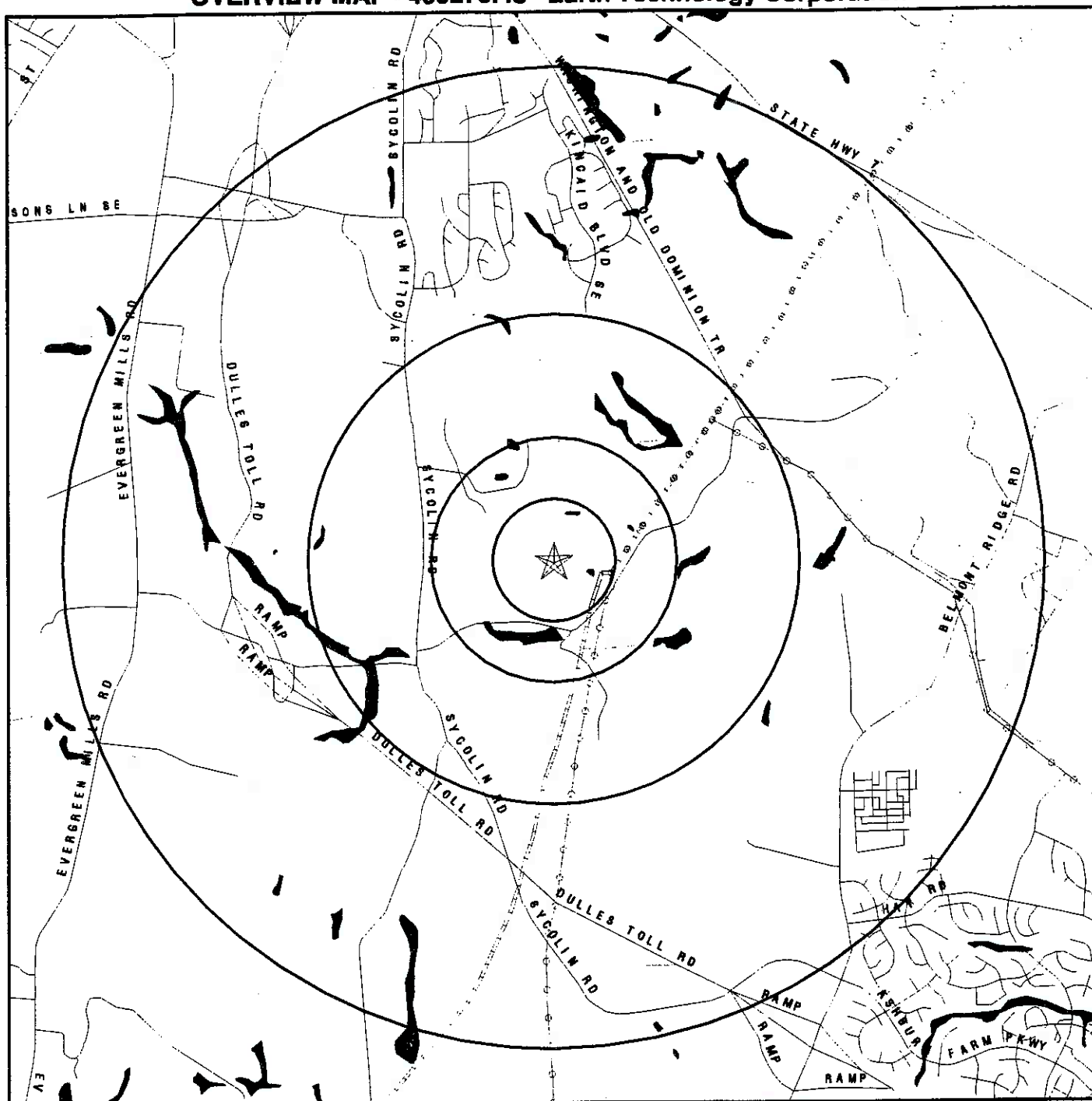
Source: Federal Emergency Management Agency
Telephone: 202-646-2801

National computer database of more than 74,000 dams maintained by the Federal Emergency Management Agency.

Virginia Public Water Supplies

Source: Department of Health, Office of Water Programs
Telephone: 804-786-1756

OVERVIEW MAP - 499270.4s - Earth Technology Corporation

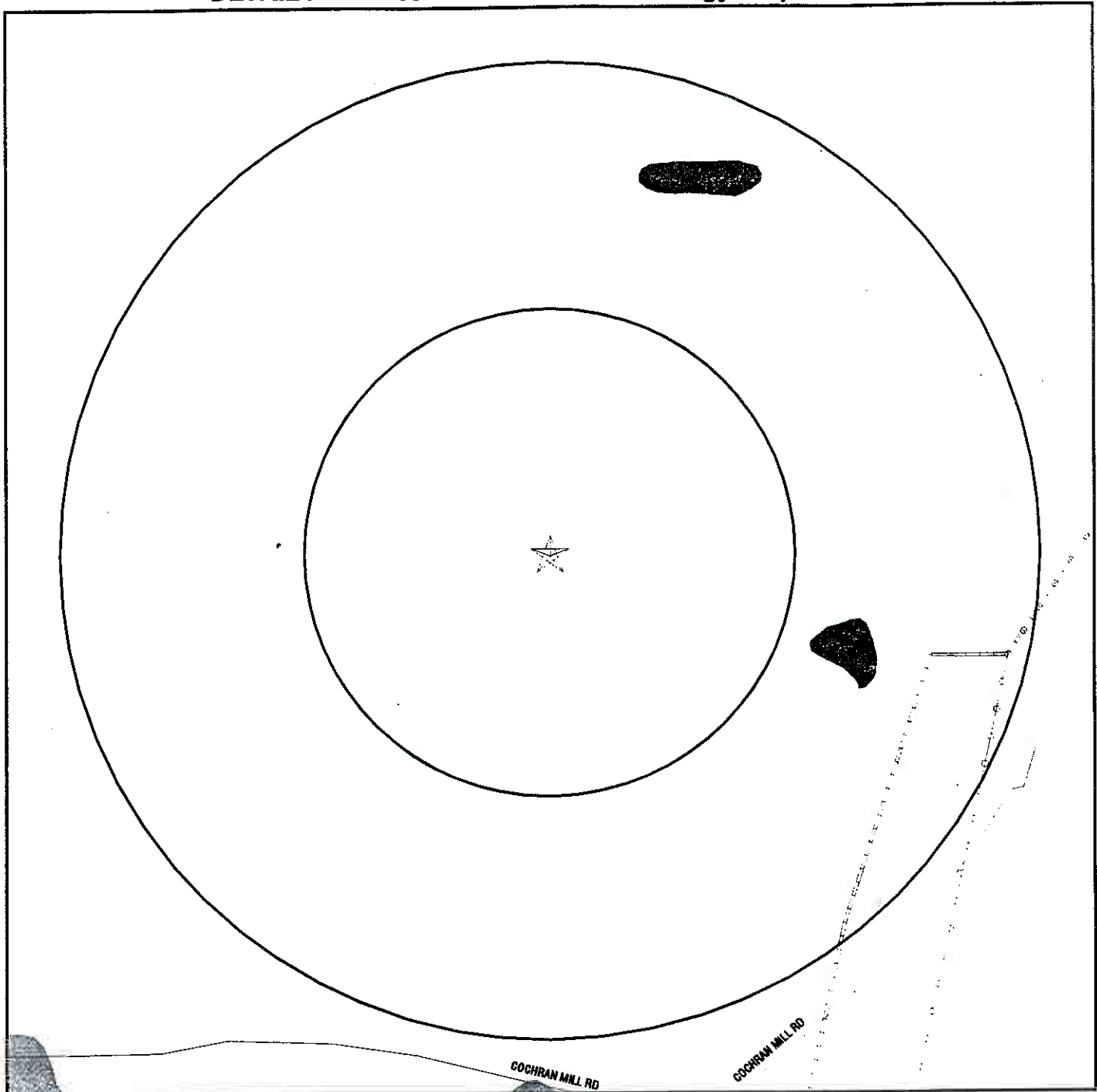


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- National Priority List Sites
- Landfill Sites
- Power transmission lines
- Oil & Gas pipelines
- Wetlands per National Wetlands Inventory (1994)

TARGET PROPERTY: Shellhorn Property
ADDRESS: Cochran Mill Road
CITY/STATE/ZIP: Leesburg VA 22075
LAT/LONG: 39.0662 / 77.5424

CUSTOMER: Earth Technology Corporation
CONTACT: Gail L. Carter
INQUIRY #: 499270.4s
DATE: May 23, 2000 6:48 pm

DETAIL MAP - 499270.4s - Earth Technology Corporation



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites

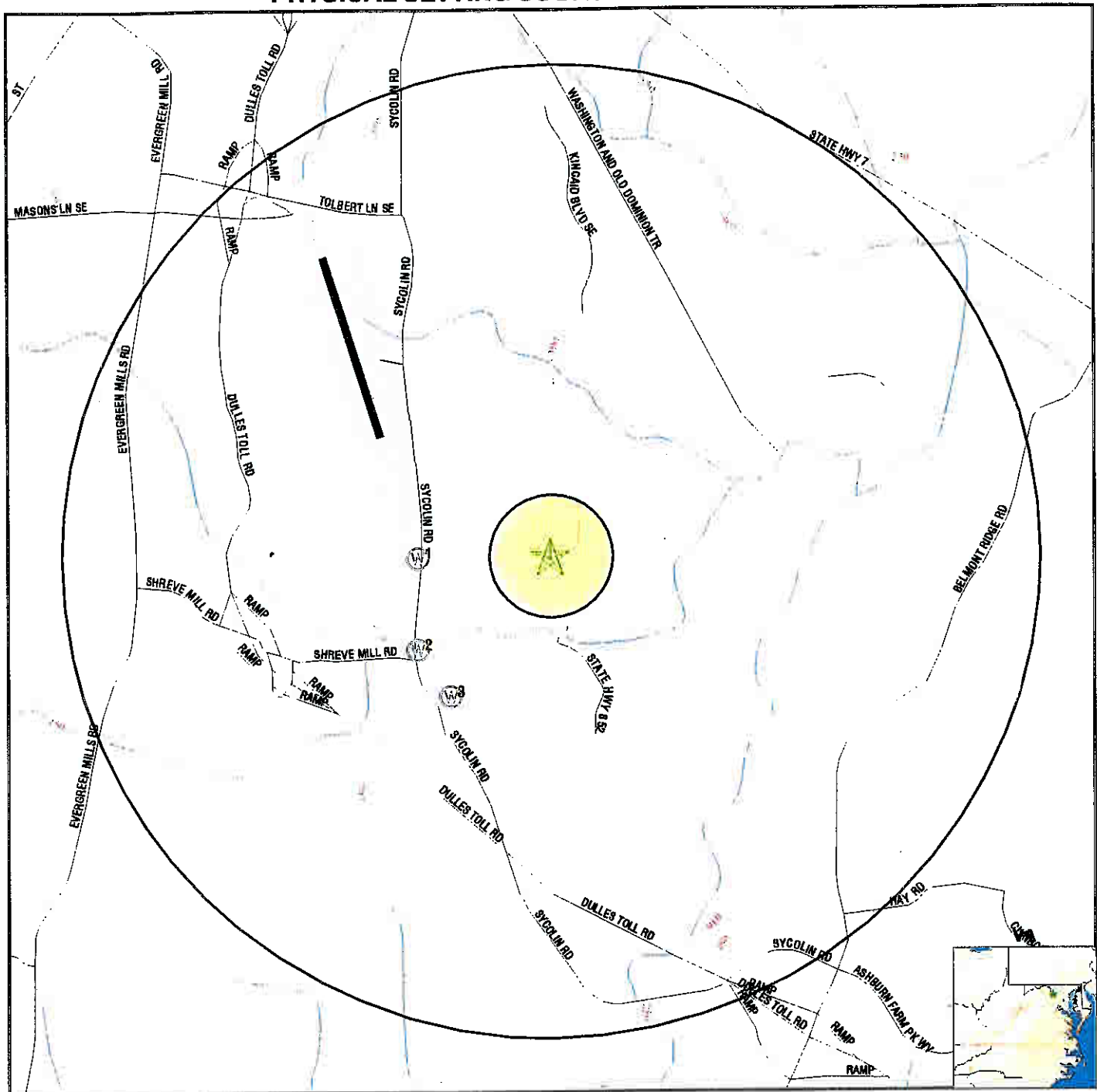
- Power transmission lines
- Oil & Gas pipelines
- Wetlands per National Wetlands Inventory (1994)

0 1/16 1/8 1/4 Miles

TARGET PROPERTY: Shellhorn Property
ADDRESS: Cochran Mill Road
CITY/STATE/ZIP: Leesburg VA 22075
LAT/LONG: 39.0662 / 77.5424

CUSTOMER: Earth Technology Corporation
CONTACT: Gail L. Carter
INQUIRY #: 499270.4s
DATE: May 23, 2000 6:49 pm

PHYSICAL SETTING SOURCE MAP - 499270.4s



- Major Roads
- Contour Lines
- Airports
- Water Wells
- Public Water Supply Wells
- Groundwater Flow Direction
- (G1) Indeterminate Groundwater Flow at Location
- (G2) Groundwater Flow Varies at Location
- Cluster of Multiple Icons

- Earthquake epicenter, Richter 5 or greater
- Closest Hydrogeological Data

TARGET PROPERTY: Shellhorn Property
ADDRESS: Cochran Mill Road
CITY/STATE/ZIP: Leesburg VA 22075
LAT/LONG: 39.0662 / 77.5424

CUSTOMER: Earth Technology Corporation
CONTACT: Gail L. Carter
INQUIRY #: 499270.4s
DATE: May 23, 2000 6:49 pm

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

SHELLHORN PROPERTY
COCHRAN MILL ROAD
LEESBURG, VA 22075

TARGET PROPERTY COORDINATES

| | |
|--------------------------------|---------------------------|
| Latitude (North): | 39.066200 - 39° 3' 58.3" |
| Longitude (West): | 77.542397 - 77° 32' 32.6" |
| Universal Transverse Mercator: | Zone 18 |
| UTM X (Meters): | 280033.8 |
| UTM Y (Meters): | 4326991.5 |

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-97, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2439077-A5 LEESBURG, VA MD
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General ESE

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
LOUDOUN, VA

FEMA Q3 Flood
Data Electronic Coverage
NO

Flood Plain Panel at Target Property:
Additional Panels in search area:

Not Reported
Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
LEESBURG

NWI Electronic
Coverage
YES

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
Status: Not found

AQUIFLOW™

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the data of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

| <u>MAP ID</u> | <u>LOCATION</u> <u>FROM TP</u> | <u>GENERAL DIRECTION</u> <u>GROUNDWATER FLOW</u> |
|---------------|-----------------------------------|---|
| Not Reported | | |

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Geologic Code: Tri
Era: Mesozoic
System: Triassic
Series: Triassic mafic intrusives

GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Corrosion Potential - Uncoated Steel: LOW

Depth to Bedrock Min: > 40 inches

Depth to Bedrock Max: > 60 inches

| Soil Layer Information | | | | | | |
|------------------------|-----------|-----------|----------------------|---|---|---------------------------|
| Layer | Boundary | | Soil Texture Class | Classification | | Permeability Rate (in/hr) |
| | Upper | Lower | | AASHTO Group | Unified Soil | |
| 1 | 0 inches | 8 inches | silt loam | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt. | Max: 2.00 Min: 0.60 |
| 2 | 8 inches | 36 inches | silt loam | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt. | Max: 2.00 Min: 0.60 |
| 3 | 36 inches | 46 inches | channery - silt loam | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils. | COURSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel | Max: 2.00 Min: 0.60 |
| 4 | 46 inches | 50 inches | weathered bedrock | Not reported | Not reported | Max: 6.00 Min: 0.60 |

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: No Other Soil Types

Surficial Soil Types: No Other Soil Types

Shallow Soil Types: silty clay loam
gravelly - silty clay
very gravelly - silt loam
loam

Deeper Soil Types: unweathered bedrock

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-97, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

| <u>DATABASE</u> | <u>SEARCH DISTANCE (miles)</u> |
|------------------|--------------------------------|
| Federal USGS | 1.000 |
| Federal FRDS PWS | Nearest PWS within 1 mile |
| State Database | 1.000 |

FEDERAL USGS WELL INFORMATION

| <u>MAP ID</u> | <u>WELL ID</u> | <u>LOCATION FROM TP</u> |
|---------------|-----------------|-----------------------------|
| 1 | 390358077330901 | 1/2 - 1 Mile West |
| 2 | 390338077330901 | 1/2 - 1 Mile SW |
| 3 | 390328077330001 | 1/2 - 1 Mile SW |

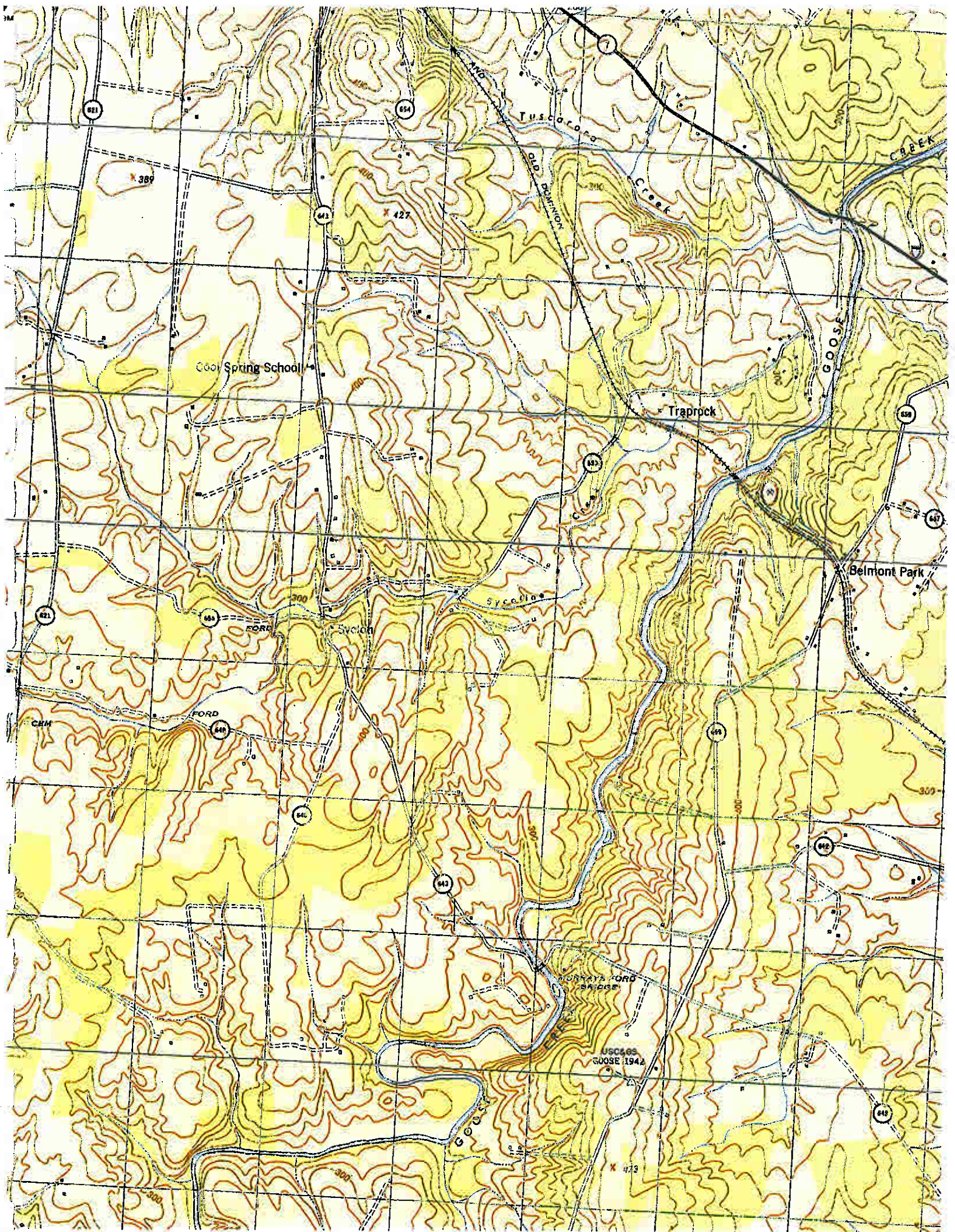
FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

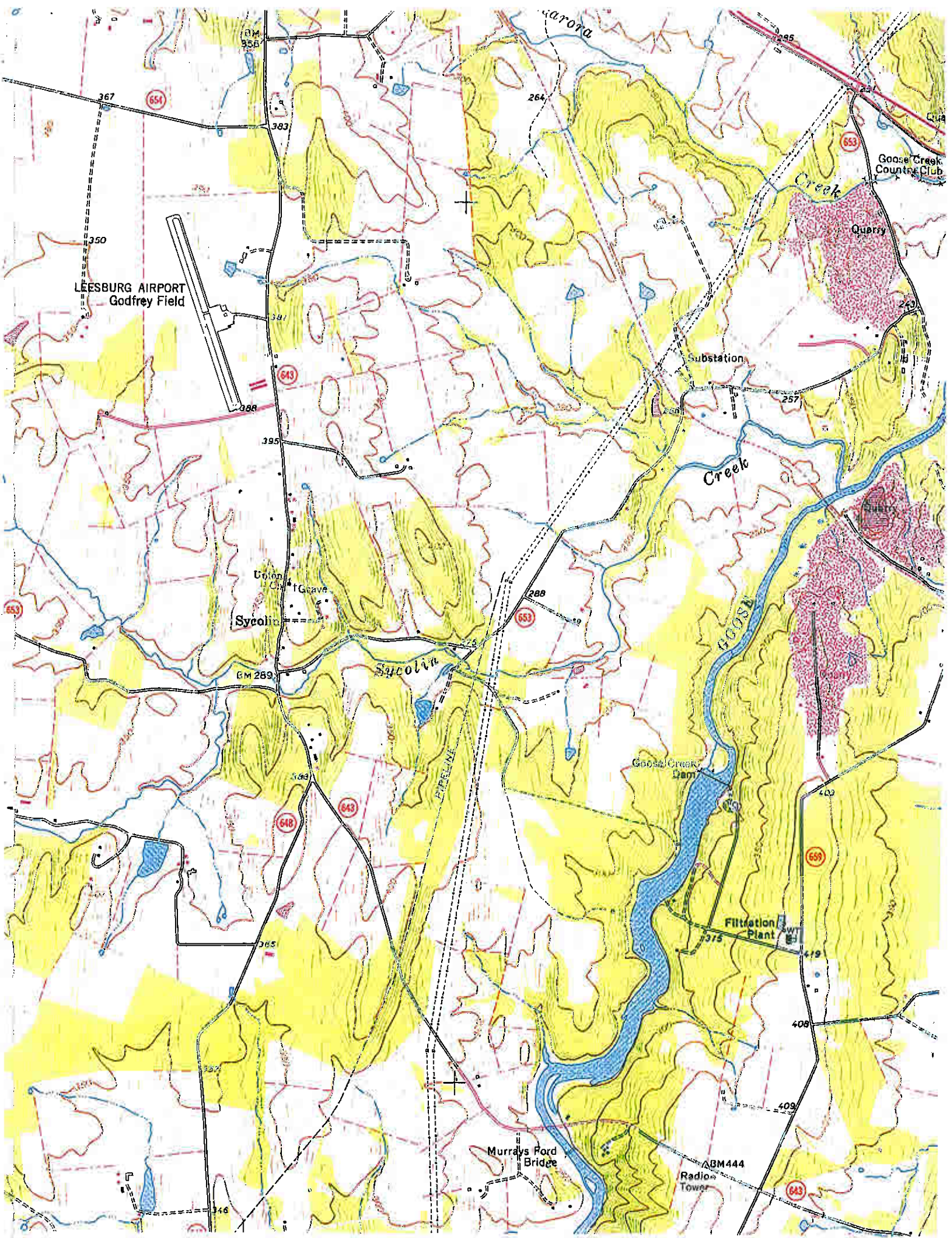
| <u>MAP ID</u> | <u>WELL ID</u> | <u>LOCATION FROM TP</u> |
|---------------------|----------------|-----------------------------|
| No PWS System Found | | |

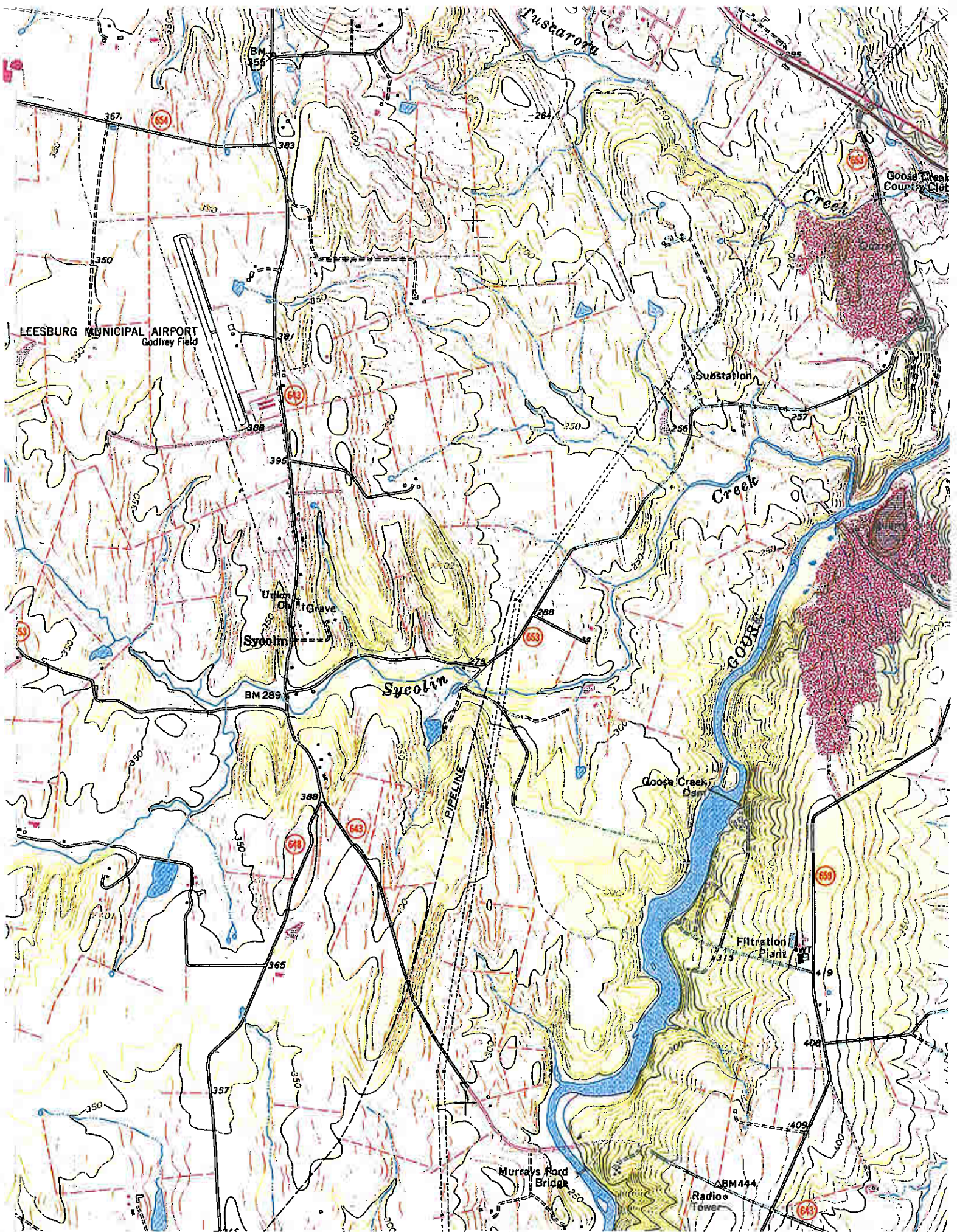
Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

| <u>MAP ID</u> | <u>WELL ID</u> | <u>LOCATION FROM TP</u> |
|----------------|----------------|-----------------------------|
| No Wells Found | | |







GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
West
1/2 - 1 Mile
Higher

FED USGS 390358077330901

BASIC WELL DATA

| | | | |
|-----------------------|--|----------------------|------------------|
| Site Type: | Single well, other than collector or Ranney type | | |
| Year Constructed: | 1978 | County: | Loudoun |
| Altitude: | 360.00 ft. | State: | Virginia |
| Well Depth: | 240.00 ft. | Topographic Setting: | Hillside (slope) |
| Depth to Water Table: | Not Reported | Prim. Use of Site: | Not Reported |
| Date Measured: | Not Reported | Prim. Use of Water: | Not Reported |

2
SW
1/2 - 1 Mile
Higher

FED USGS 390338077330901

BASIC WELL DATA

| | | | |
|-----------------------|--|----------------------|----------------|
| Site Type: | Single well, other than collector or Ranney type | | |
| Year Constructed: | Not Reported | County: | Loudoun |
| Altitude: | 290.00 ft. | State: | Virginia |
| Well Depth: | 260.00 ft. | Topographic Setting: | Stream channel |
| Depth to Water Table: | Not Reported | Prim. Use of Site: | Not Reported |
| Date Measured: | Not Reported | Prim. Use of Water: | Not Reported |

3
SW
1/2 - 1 Mile
Higher

FED USGS 390328077330001

BASIC WELL DATA

| | | | |
|-----------------------|--|----------------------|------------------|
| Site Type: | Single well, other than collector or Ranney type | | |
| Year Constructed: | 1967 | County: | Loudoun |
| Altitude: | 385.00 ft. | State: | Virginia |
| Well Depth: | Not Reported | Topographic Setting: | Hillside (slope) |
| Depth to Water Table: | Not Reported | Prim. Use of Site: | Not Reported |
| Date Measured: | Not Reported | Prim. Use of Water: | Not Reported |

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

EPA Radon Zone for LOUDOUN County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

1996 Radon Information:

Zip Code: 22075

Number of sites tested: 726.

Maximum Radon Level: 69.8 pCi/L.

Minimum Radon Level: 0.5 pCi/L.

| pCi/L <4 | pCi/L 4-10 | pCi/L 10-20 | pCi/L 20-50 | pCi/L 50-100 | pCi/L >100 |
|--------------|---------------|----------------|----------------|-----------------|---------------|
| 494 (68.04%) | 171 (23.55%) | 45 (6.20%) | 15 (2.07%) | 1 (0.14%) | 0 (0.00%) |

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in March 1997 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOWTM Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

Virginia Public Water Supplies

Source: Department of Health, Office of Water Programs
Telephone: 804-786-1756

RADON

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones: Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

Statistical Summary Readings: Radon readings for Delaware, D.C., Maryland, Pennsylvania, Virginia and West Virginia. EPA Region 3.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration



"Linking Technology with Tradition"

Sanborn™ Map Report

Ship to: Gail L. Carter

Earth Technology Corporation

1420 King Street

Alexandria, VA 22314

Order Date: 5/23/2000

Completion Date: 05/24/2000

Inquiry #: 499270.2S

P.O. #: na

Site Name: Shellhorn Property

Address: Cochran Mill Road

City/State: Leesburg, VA 20175

1062617REM

703-549-8728

Cross Streets: Sycolin Road

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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**The EDR-Historical
Topographic Map
Report**

**Shellhorn Property
Cochran Mill Road
Leesburg, VA 20175**

May 25, 2000

Inquiry Number: 499270-5

***The Source
For Environmental
Risk Management
Data***

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802**

Environmental Data Resources, Inc. Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property, and its surrounding area, resulting from past activities. ASTM E 1527-97, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable is defined as information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-97, Section 7.3.2, the following *standard historical sources* may be used: aerial photographs, city directories, fire insurance maps, topographic maps, property tax files, land title records (although these cannot be the sole historical source consulted), building department records, or zoning and use records. ASTM E 1527-97 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-97, Section 7.3.2 page 11.)

EDR's Historical Topographic Map Report includes a search of available public and private color historical topographic map collections.

Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topos show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar classes of information. For example, topographic contours (brown); lakes, streams, irrigation ditches, etc. (blue); land grids and important roads (red); secondary roads and trails, railroads, boundaries, etc. (black); and features that have been updated using aerial photography, but not field verified, such as disturbed land areas (e.g., gravel pits) and newly developed water bodies (purple).

For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topo maps covering the United States. Each map covers a specific quadrangle (quad) defined as a four-sided area bounded by latitude and longitude. Historical topographic maps are a valuable historical resource for documenting the prior use of a property and its surrounding area, and due to their frequent availability can be particularly helpful when other standard historical sources (such as city directories, fire insurance maps, or aerial photographs) are not reasonably ascertainable.